116.0	0002	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	865,500 /	865,500
					USE VALUE:	865,500 /	865,500
					ASSESSED:	865,500 /	865,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GUYER SAMUEL Z & ELIZABETH S
Owner 2:	
Owner 3:	
Street 1:	14 BRAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ENV22 LLC -
Owner 2:	-
Street 1:	33 ALTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,309 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1946, having primarily Vinyl Exterior and 2004 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6309.000	438,600	400	426,500	865,500
Total Card	0.145	438,600	400	426,500	865,500
Total Parcel	0.145	438,600	400	426,500	865,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.89 | /Parcel: 431.8

Legal Description

User Acct 74421

GIS Ref

GIS Ref

Insp Date 10/04/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 116.0-0002-0001.0

!9002!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	438,600	400	6,309.	426,500	865,500	865,500	Year End Roll	12/18/2019
2019	101	FV	329,400	400	6,309.	432,600	762,400	762,400	Year End Roll	1/3/2019
2018	101	FV	330,600	400	6,309.	322,900	653,900	653,900	Year End Roll	12/20/2017
2017	101	FV	330,600	400	6,309.	292,400	623,400	623,400	Year End Roll	1/3/2017
2016	101	FV	330,600	400	6,309.	280,300	611,300	611,300	Year End	1/4/2016
2015	101	FV	317,400	500	6,309.	237,600	555,500	555,500	Year End Roll	12/11/2014
2014	101	FV	317,400	500	6,309.	225,400	543,300	543,300	Year End Roll	12/16/2013
2013	101	FV	317,400	500	6,309.	214,500	532,400	532,400		12/13/2012

PRINT

Date	Time
12/10/20	23:31:38

LAST REV

Date	Time
10/09/18	09:05:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9002

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ENV22 LLC,	1409-136		12/29/2011		590,000	No	No		
GREENE JEAN,	1399-97		5/11/2011	Change>Sale	325,000	No	No		
GRAZIANO MICHAE	1390-22		9/15/2010	Convenience	10	No	No		
GRAZIANO MICHAE	477-557		11/18/1999	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/16/2011	445	Demoliti	10,000					DEMO ROOF & INT /

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	Inspected	CC	Chris C
9/7/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	Left Notice	JBS	JOHN S
3/28/2012	MLS	EMK	Ellen K
1/18/2012	MLS	BR	B Rossignol
12/2/2008	Meas/Inspect	189	PATRIOT
2/11/2000	Meas/Inspect	263	PATRIOT
9/1/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74421
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6309		Sq. Ft.	Site		0	70.	0.97	5									426,491						426,500	

Total AC/HA: 0.14483 | Total SF/SM: 6309 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 426,491 | Spl Credit | Total: 426,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17395210
Const Adj.:	0.99989998
Adj $ / SQ:	146.729
Other Features:	107203
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	459793
Depreciation:	21150
Depreciated Total:	438642

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	5	Baths:	2	HB	

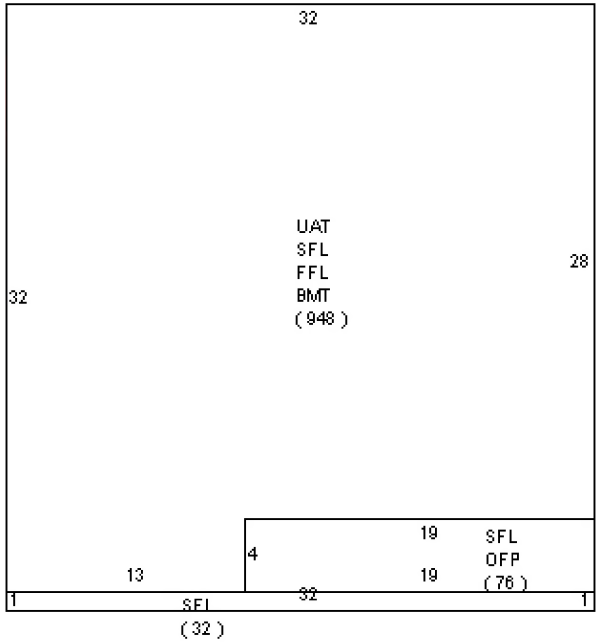
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	5	
Totals			
1	7	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	146.73
Special Features:	0	Val/Su Net:	134.33
Final Total:	438600	Val/Su SzAd	218.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,056	146.730	154,946
BMT	Basement	948	44.020	41,730
FFL	First Floor	948	146.730	139,099
UAT	Upper Attic	237	58.690	13,910
OFP	Open Porch	76	38.210	2,904

Net Sketched Area:	3,265			Total:	352,589
Size Ad	2004	Gross Are	3976	FinArea	2004

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1985	0.00	T	27.2	101						
19	Patio	D	Y	1	8X20	A	FA	1970	4.59	T	43.1	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400